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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 11th April, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/123 of 2025/UDUHD/DVP/e-file/18/2024/4520/L:- WHEREAS, the Savarkundala Area Development Authority (hereinafter referred to as "the said Authority") prepared and published the Draft Second Revised Development Plan-2041 (hereinafter referred to as "the said Draft Development Plan") in respect of the lands included within its limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act").

AND WHEREAS, notice regarding publication of the said Development Plan for calling objection or suggestion, if any, with respect to the said Development Plan was published in the Gujarat Government Extraordinary Gazette Part II, Vol-LXV on dated 08.01.2024.

AND WHEREAS, the said Authority submitted the said Development Plan under sub section (1) of section 16 of the said Act to the Government of Gujarat for sanction on dated 20.06.2024;

AND WHEREAS, in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/399 of 2024/UDUHD/DVP/e-file/18/2024/4520/L, dated 22.11.2024 in the Gujarat Government Gazette Ext. Part.IV-B dated 22.11.2024 on Page No.365-1 to 365-2 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modifications in the Government Gazette.

AND WHEREAS, the Government of Gujarat has considered the suggestions and objections so received on merit;

NOW THEREFORE, in exercise of the powers conferred by clause (c) of sub section (1) of section 17 of the said Act, the Government of Gujarat here by;

- (a) Finalize the modifications as set out in the SCHEDULE appended hereto;
- (b) Sanction the said Development Plan subject to the modifications so finalized, and
- (c) Specify that the final development plan shall come into force from the date of this notification.

SCHEDULE

Sanctioned modifications in the Draft of the Second Revised Development Plan-2041 of Savarkundala Area Development Authority

1. The land marked as Pocket-1 shall be shown as boundary of R.S.No. 393/1/P.31/P.2 of village: Kundala and the said land of village: Kundala designated for “Public Purpose Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
2. The land bearing R.S.No. 392/4 of village: Savar Samapadar designated for “Agriculture Zone” shall be deleted from the said zone and shall be designated for “Public Purpose Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
3. The land bearing R.S.No. 300, 301, 302, 303, 304, 305/1, 305/2, 393/2 and unsurveyed land of village: Kundala earmarked as Pocket-2 designated for “Residential Zone” shall be deleted from the said zone and shall be designated for “Agriculture Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
4. The land bearing R.S.No. 506 of village: Savar Samapadar designated for “Residential Zone” shall be deleted from the said zone and shall be designated for “Agriculture Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
5. The unsurveyed land located on eastern side of R.S.No.39 of village: Savar Samapadar earmarked as Pocket-3 designated for “Public Purpose Zone” shall be deleted from the said zone and shall be designated for “Agriculture Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
6. This modification of Pocket-4 and Pocket-5 is refused.
7. The land bearing R.S.No. 179/1, 179/2, 179/3, 192/3, 192/4, unsurveyed land, etc of village: Savar Samapadar earmarked as Pocket-6 and R.S.No. 180/1, 180/2, 180/3, 180/4, 180/5, 181/1, 181/2, 181/3, 186/1, 186/2, 187, 188/2, 191/2, 191/3, 191/4, unsurveyed land, etc of village: Savar Samapadar earmarked as Pocket-7 designated for “Industrial Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
8. The unsurveyed land located on western side of R.S.No.452/33 of village: Savar Samapadar earmarked as Pocket-8 designated for “Agriculture Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
9. The unsurveyed land located on northern side of R.S.No.12/P of village: Savar Samapadar earmarked as Pocket-9 designated for “Industrial Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.

NOTE : The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

